

LOT 551  
TRIBUTARY PHASE 1A UNIT 6  
OR 2504/1849

DAVIS ANICE L & RONALD EDWARD JR  
75441 FOX CROSS AVENUE  
YULEE, FL 32097

2026

10-2N-26-2010-0551-0000



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 31               | HARDIE BRD 100   |
| Roof Structur            | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 11               | CLAY TILE 50     |
| Interior Floo            | 14               | CARPET 50        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 3 100            |
| Bathrooms                |                  | 2.5 100          |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 2.               | 2. 100           |
| Units                    |                  | 0 100            |
| Occupancy                | 00               | NONE 100         |
|                          |                  |                  |
| Quality                  | 03               | Quality Level 03 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 05      |
| NEIGHBORHOOD/LOC         | 5020.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 790              | 100              |
| FGR                      | 440              | 55               |
| FOP                      | 60               | 30               |
| FOP                      | 140              | 30               |
| FUS                      | 1,175            | 100              |
| STR                      | 68               | 10               |
| TOTALS                   | 2,673            |                  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100               | 01  | 2,274     | 114.1700    | 119.88         | 272,607        | 2023 | 2023 | 0    | 0    | 0    | 99.50  |

1 SINGLE FAM 100% - 2024

Heated Area: 1965

HX Base Yr 2024

14

10

FOP  
2021

10

16

14

BAS  
2021

19

20

22

FGR  
2021

22

10

6

FOP  
2021

10

41

24

4

13

13

17

STR  
2021

4